

16/329 Lillian Avenue, Salisbury, QLD, 4107



Unit For Sale

Thursday, 24 October 2024

16/329 Lillian Avenue, Salisbury, QLD, 4107

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Unit

Private Apartment with Two Garages

Salisbury is a warm community, with amazing lifestyle offerings including cafes and plenty of parks - it's little wonder this is a highly desirable place to live. Private and peaceful, this apartment is situated in the heart of all that this wonderful suburb has to offer.

Situated on the first floor, this unit enjoys a leafy and tranquil aspect. Open plan and neutral colours throughout, this is a blank slate with a myriad of configuration options to create your own homely interiors. The open concept living, dining and kitchen have been finished in vinyl wood-look flooring, low maintenance and versatile. This space flows beautifully out to the spacious balcony with a leafy outlook, attracting fresh breezes through the home.

The galley-style kitchen is both functional and modern. The kitchen has been fitted with stone benchtops, smart two-pac cabinetry and stainless-steel appliances. It is easy to imagine relaxing and entertaining with such a thoughtful design of the living spaces. Security screens will be installed throughout the home meaning the windows left open for fresh air to be enjoyed year-round. Air conditioning to the living will help keep the unit cool on those warmer days.

The two bedrooms have been finished with the vinyl plank flooring and large windows filling the rooms with plenty of natural light. The master bedroom is adjoined by a generous ensuite, featuring a vanity with storage, toilet and shower. The large main bathroom with shower, toilet and storage incorporates the laundry. The complex offers a swimming pool and tennis court, perfect for the warmer weather ahead.

This property features:

- * Freshly painted throughout
- * Two bedrooms, two bathrooms, first floor in complex comprising 32 units
- * Stylish kitchen with stone benchtop and two pac cabinetry
- * Stainless steel appliances
- * Air-conditioning in living area
- * Two remote lock up garages, side by side in basement
- * Security screens (installation before settlement)
- * Swimming pool and tennis court within complex
- * Rental appraisal: \$575-600pw
- * Body Corporate Fees: \$1,339 per quarter

Salisbury offers very easy access to the CBD via M1 and is close to an array of shopping centres, restaurants, a university and both buses and trains. Not only is it a very convenient spot, the area offers a selection of very well-regarded primary and secondary schools.

- * Salisbury State School - 8 minute walk
- * Brisbane Christian College Primary Campus - 7 minute walk
- * Brisbane Christian College Middle & Secondary Campus - 4 minute drive
- * Griffith University - 10 minute walk
- * Bus stops - 1 minute walk
- * Salisbury Train Station - 2 minute drive
- * ALDI plus other shops - 2 minute walk
- * Westfield Garden City Shopping Centre - 10 minute drive
- * Sunnybank Plaza - 10 minute drive
- * QEII Hospital - 2 minute drive